



# The Front Porch

**The Newsletter of the City of Springfield,  
Planning and Development Department's  
Neighborhood Conservation Office  
Spring/Summer 2000 Issue**

## Mission:

Neighborhoods are the building blocks of our community. Springfield must strive to promote strong neighborhoods that instill pride in their residents. Therefore, the Neighborhood Conservation Office is committed to working with the Community to ensure strong viable neighborhoods.

## Vision 20/20 Historic Preservation Plan Element Moves Forward

The Historic Preservation Element of Vision 20/20 is closer to adoption. The Landmarks Board reviewed the Element and gave it a favorable recommendation as it moves forward to Planning and Zoning Commission for review. Public hearings will be scheduled with the Planning and Zoning Commission and City Council in the near future for the Element's anticipated adoption. The Element, along with other Vision 20/20 plan elements, will serve as a policy document. It will guide the staff, Landmarks Board, Planning and Zoning Commission and City Council when making decisions that affect the status of our historic and archeological resources.

Vision 20/20 elements are "idea" documents. The "ideas" of the Historic Preservation Element suggest new processes, programs or ordinances that can all be used by the City in a coordinated effort to identify, protect and promote those historic and archeological resources. The Element's recommendations are suggestions that require further research and the sustained efforts of public and private organizations for successful implementation.

Element content includes vision statements, goals, objectives and actions; all of which are derived from numerous Historic Preservation Focus Group meetings and citizen input. The Focus Group's "vision" is best expressed by the following goals:

- **Identify and Protect:** Identify and protect the maximum amount of historic and archeological resources throughout the city of Springfield.
- **Rehabilitate and Restore:** Rehabilitate and restore identified historic structures and landscapes through a combination of financial, regulatory and educational means.
- **Increase Awareness:** Increase awareness of local historic preservation efforts through pamphlets, brochures, media, festivals, tours, etc.

The Element includes nine components that address some or all of the Focus Group's goals while mitigating threats to our historic structures, and historic and archeological sites. Historic Preservation Element components address city and county issues and include: Historic Resources Survey, Preservation Priorities, Local Historic Designations, Structural Rehabilitation, Development and Redevelopment, Wilson's Creek National Battlefield, Nathan Boone State Historic Site, Archeological Resources, and Awareness and Appreciation.

Citizen input for this document has been extensive. In addition to the years of Focus Group participation, a February 15 meeting was held to receive comment on the Element draft. Numerous revisions have been made as a result of letters received by the Department of Planning and Development. The Landmarks Board was presented with the document at its February 23 meeting and after careful consideration, made a recommendation for the Element's adoption at its April 5 meeting. If you would like a copy of the Historic Preservation Element, please call the Department of Planning and Development at 864-1033. **FP**



*The Keet/McElhany House is a Springfield Historic Landmark and is in the National Register of Historic Places.*



# Mortgage Program Promotes Renovation of Affordable Housing

In today's housing market there is a shortage of affordable housing. The higher cost of newer homes is making it difficult for many families to find suitable housing. Cities all over the country are faced with these problems when attempting to implement a community development strategy. These concerns are the driving force behind a program that CitiMortgage is promoting in the Springfield area.

The Department of Housing and Urban Development (HUD) has a program that assists communities through rehabilitation and repair of single family housing. The program is available through Section 203(k) of the National Housing Act. HUD believes that the 203(k) program is an excellent way for lenders to demonstrate their commitment to lending in lower- to medium-income neighborhoods. The 203(k) is an important tool for community and neighborhood revitalization and for expanding home ownership opportunities. It assists all neighborhoods in the advancement of pride in home ownership, and helps HUD to promote and make possible the restoration of the existing housing stock of the nation.

The 203(k) loan is simply an FHA loan with a twist. An ordinary FHA loan is referred to as a 203(b) in the mortgage industry but by adding renovation and or improvement costs to the loan, you now have a 203(k) loan. The 203(k) is used to accomplish any of the following:

- Purchase and renovate a home.
- Refinance existing debt and rehabilitate.
- Convert a multi-unit building into a one-to four-unit.
- Demolish an existing home and rebuild on the existing foundation.
- Move existing homes to new properties.

To be eligible for 203(k) financing, the property must be a one- to four-family dwelling that has been completed for at least one year. A minimum of \$5,000 in improvements to the property is required. Some condominiums are eligible, as are mixed use properties. However, repairs are restricted to the residential space only. Most importantly, the property must be owner occupied.

Most financing programs will only provide permanent financing. That means, the lender will not close the loan and release the loan proceeds unless the condition and value of the property provide adequate collateral. When work is needed on the property, a lender will typically require that the improvements be completed before the loan is made. Through this loan program, renovations are completed after closing of the loan by

using a portion of the proceeds to cover improvement costs. Funds are held on reserve to pay for the rehabilitation in a managed account with the lender, earning interest during the renovation period. "Draw" requests throughout the renovation release funds to the contractor(s).

When a home buyer wants to buy a house in need of repair or modernization, the home buyer usually must find financing to purchase the home. Additional financing is then required to make the repairs; and when the work is completed, a permanent mortgage is required to pay off the interim loans. The 203(k) was designed to address this situation. The borrower can get one loan to finance both the purchase and renovation of the property. To make available funds for the repairs, the 203(k) allows the loan amount to be based on the rehabilitated value of the home, taking into account the cost of the work. Furthermore, it offers a borrower a higher loan value, and the customary FHA low down payment requirements of 3% to 5%.

Many lenders have successfully used the 203(k) program in partnership with state and local housing agencies and nonprofit organizations to rehabilitate properties. These lenders, along with state and local government agencies, have found ways to combine the 203(k) with other financial resources, such as Community Development Block Grant Programs, to assist borrowers. Several state housing finance agencies have designed programs, specifically for use with Section 203(k) and some lenders have also used the expertise of local housing agencies and non-profit organizations to help manage the rehabilitation processing. **FP**

*This article was contributed to "The Front Porch" by Rick Hoover of CitiMortgage. If you have any questions about the 203(k) program or are interested in getting a 203(k) loan, contact Rick at (417) 865-3014.*

### "The Front Porch"

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## The Front Porch

### General Notes

- Following our article in the Fall/Winter 1999 issue of the "Front Porch," the Neighborhoods Plan Element was sent back to the Planning and Zoning Commission for further consideration at its March 16 meeting. The action by City Council followed concerns expressed by building, housing and real estate organizations regarding the Plan Element. The Planning and Zoning Commission has asked City staff to review the Plan Element to determine whether changes are necessary. Further staff recommendations to the Planning and Zoning Commission should be presented in late April or May. **Fp**
- "The Front Porch" has enclosed a copy of the brochure "What's 'Cooking' in Your Neighborhood?" The problem of crystal methamphetamine production is not limited to certain neighborhoods or economic classes. That smell you noticed in your backyard could be a signal that a neighbor is cooking up a lethal concoction that can endanger you in many ways. We encourage all of you to read this educational brochure provided to us by the Greene County Prosecuting Attorney's Office. If you would like additional copies, or wish to know more, please call 868-4082. **Fp**



### Census 2000 - Have you Been Counted?

Have you returned your Census form? Census Day was April 1, 2000, and many people in the city and throughout the country returned their census questionnaire. If you haven't returned your census form yet, there is still time to stand up and be counted. According to Census Bureau officials, starting around April 14th the Bureau will start putting together a database of households that did not return a questionnaire.

Approximately the fourth week of April, census takers will start visiting housing units that did not return census forms in an effort to count as many people as possible.

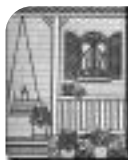
Participating in the census is in everyone's best interest. People who answer the census help our community obtain federal funding, and help decision-makers understand which neighborhoods need new schools and which ones need greater services for the elderly. If you are concerned about your privacy, remember that answering the census is safe. By law, the Census Bureau cannot share your individual records. The answers on the questionnaires are combined, and it is these combined numbers - not your individual

answers - that are published and put to work for the community.

If you have questions, or would like more information about Census 2000, you can visit the Census Bureau's Internet site at <http://www.census.gov>, or call the local office at (417) 832-9664. **Fp**



*Census information helps to determine the amount of funding available for programs like the City of Springfield's Housing Rehabilitation Programs*



*The Front Porch*

## Publication Spotlight

- *Neighborhood Organizations* - This bi-annual booklet contains listings of known neighborhood organizations within the city limits of Springfield. The booklet contains maps of neighborhood organizations' areas of influence as well as contact information for the officers of each organization. The information listed in the booklet is updated every April and October and is voluntarily submitted by each organization. To obtain a copy, call the Planning and Development Department at 864-1033. **Fp**
- *Jordan Valley Park Outlook* - The quarterly newsletter of the Jordan Valley Park Advisory Committee and the City of Springfield provides updated information on the progress of one of the city's most ambitious recreational and revitalization projects. The newsletter keeps readers abreast of the latest news regarding property acquisition, design proposals, and related projects that work to make the vision of a centrally located recreational community asset a reality. To obtain a copy of the Jordan Valley Park Outlook, call the Planning and Development Department at 864-1033 or visit our web page at: [http://springfield.missouri.org/gov/jordan\\_valley\\_park](http://springfield.missouri.org/gov/jordan_valley_park) **Fp**



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